RNI No. MAHBIL /2012/46121

सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग दोन

वर्ष ११, अंक ६५] सोमवार, सप्टेंबर १, २०२५/भाद्रपद १०, शके १९४७ [पृष्ठे ६, किंमत : रुपये १२.००

असाधारण क्रमांक १२४

प्राधिकृत प्रकाशन

JAWAHARLAL NEHRU PORT AUTHORITY

Order

Passed on this 19th August 2025

No. JNPA/FIN/TARIFF/2025-26/189

The Jawaharlal Nehru Port Authority approved the following Estate Related Tariff w.e.f 30 days from the date of publication of this order in accordance with Policy Guidelines for Land Management (PGLM), 2015 :

SR. No.	DESCRIPTION	LICENCE FEES
1	Developed Industrial Land for Tank Farm outside the custom bond area upto +5.5 Mtr. CD and above in the Port Estate	₹306.81/sq.mtr./month
2	Developed Industrial Land other than Tank Farm outside the custom bond area upto +5.5 Mtr. CD and above in the Port Estate	₹69.50/sq.mtr./month
3	License Fee for Land Undeveloped anywhere in the Port Estate (Undeveloped means any land not filled upto +5.5 Mtr. CD)	₹34.75/sq.mtr./month
4	Developed Industrial Land within the custom bond area upto +5.5 Mtr. CD and above in the Port Estate	₹83.40/sq.mtr./month
5	Developed Commercial Land outside the custom bond area upto +5.5 Mtr. CD and above in the Port Estate	₹83.40/sq.mtr./month
6	Commercial Land for inside the Custom Bond Area in Port Estate	₹100.08/sq.mtr./month

SR. No.	DESCRIPTION		LICENCE FEES
7	Land for Parking within custom bound area		₹33.36/sq.Mtr./Month
8	Developed Land for Parking outside custom bound area (other than CPP)		₹27.80/sq.Mtr./Month
9	Undeveloped Land for Parking Outside custom bound area (other than CPP)		₹17.50/sq.Mtr./Month
10	Land for Supporting Activities	Commercial	₹83.40/sq.mtr./month
		Industrial	₹69.50/sq.mtr./month
11	Right of Way Charges	Any oil, gas and chemical pipeline	₹306.81/sq.mtr./month
		Other than any oil, gas and chemical pipeline such as OFC cable	₹69.50/sq.mtr./month
		One Time Supervision Charges as a percentage of Cost of the project of laying of Pipeline/ Conveyors/ Cables etc. excluding cost of material by JNPA	15%
12	Water charges from occupants of quarters (except JNPA and CISF employees), shops and other Buildings in township and buildings in the port premises except Port Users Building (PUB)		₹230.26 per month or part thereof
13	Water Charges from occupants for Port Users Building (PUB), Business Facilitation Centre and Port Facilitation Centre		Rs.1000 per Month
14	Water Charges from leases and tenants etc. other than at Serial No. 12 above		₹151.90 per KL
15	Charges for water supplied to consumers (for resale etc.)		₹417.69 per KL
16	Service Charges on Residential Leased Estate		₹1.25 per Sq. mtr./Per Month
17	Service Charges on Industrial Leased Estate		₹2.00 per Sq. mtr./Per Month
18	Service Charges on Commercial Leased Estate		₹2.50 per Sq. mtr./Per Month
19	Any type of Township Accommodation to Employee of the Government Agencies and Public Sector Undertakings		As per FR 45(B), the Employees of the other Govt. Organizations residing in the Port quarters will pay HRA received by them from their organization in addition to the License Fee of the quarter applicable to JNPA Employees as revised from time to time.

<table>
<tr><th>SR. No.</th><th>DESCRIPTION</th><th>LICENCE FEES</th></tr>
<tr><td>20</td><td>Any type of Township Accommodation to any PAP society / contract workers/consultants etc. deployed by JNPA</td><td>₹172 Per Sq.Mtr. per Month</td></tr>
<tr><td>21</td><td>Any type of Township Accommodation to any Employee of any Private Firm/Private Firm</td><td><table><tr><td>Quarter</td><td>Rent p.m.</td></tr><tr><td>A</td><td>₹12,000/-</td></tr><tr><td>B</td><td>₹17,000/-</td></tr><tr><td>C</td><td>₹27,000/-</td></tr><tr><td>D (185 Sq.Mtr.)</td><td>₹41,000/-</td></tr><tr><td>D (195 Sq. Mtr.)</td><td>₹44,000/-</td></tr></table></td></tr>
<tr><td>22</td><td>Business Facilitation Centre</td><td>₹508.60/Sq.,mtr./ Month</td></tr>
<tr><td>23</td><td>Port Facilitation Centre</td><td>₹610.32/Sq.,mtr./ Month</td></tr>
<tr><td>24</td><td>Port User Building</td><td>₹406.88/Sq.,mtr./ Month</td></tr>
<tr><td>25</td><td>Any Building/Covered Space inside the Port Area</td><td>₹488.26/Sq.,mtr./ Month</td></tr>
<tr><td>26</td><td>Hawker Zone Charges</td><td>₹211.66/Sq,mtr./Month</td></tr>
<tr><td>27</td><td>Rent for Shopping Centre Building Township</td><td>₹214.20/Sq,mtr./Month</td></tr>
<tr><td>28</td><td>Parking Charges per Day excluding Centralised Parking Plaza (CPP)</td><td><table><tr><td>Area</td><td>Type of Vehicle</td><td>₹ per day</td></tr><tr><td>Inside Port Area</td><td>HMV(Truck/ Trailer/ Bus/ Tanker etc)</td><td>322</td></tr><tr><td>Inside Port Area</td><td>LMV</td><td>77</td></tr><tr><td>Inside Port Port Area</td><td>2-Wheeler</td><td>18</td></tr><tr><td>Outside Port Area</td><td>HMV (Truck/ Trailer/ Bus/ Tanker etc)</td><td>289</td></tr><tr><td>Outside Port Area</td><td>LMV</td><td>69</td></tr><tr><td>Outside Port Area</td><td>2-Wheeler</td><td>17</td></tr></table></td></tr>
<tr><td>29</td><td>Advertisement Charges.
Total License Fee = Area of Hoarding x Base License Fee x All applicable Premium</td><td>As per Annexure I</td></tr>
<tr><td>30</td><td>Common Area Maintenance like BFC, PUB, PFC, Any Building/Covered Space inside the Port Area (Other than Township)</td><td>₹30/Sq.Mtr./Month</td></tr>
<tr><td>31</td><td>Penal Interest for Delayed Payment</td><td>15% p.a.</td></tr>
<tr><td>32</td><td>Delay in Construction beyond 2 Years</td><td>Additional lease rent of 50% of the lease rental</td></tr>
</table>

<table>
<tr><th>SR. No.</th><th>DESCRIPTION</th><th>LICENCE FEES</th></tr>
<tr><td>33</td><td>Mobile Tower</td><td>Rs.1000 per Sq. Mtr./Per Month</td></tr>
<tr><td>34</td><td>Mortgage Fees</td><td>₹20,000/- per instance</td></tr>
<tr><td>35</td><td>Fees for NOC, Deposit for renovation, temporary uses for land, logistic land etc.</td><td>₹2000 per instance</td></tr>
<tr><td>36</td><td>Charges for granting the building permission</td><td>
<table>
<tr><td>Scrutiny Fees</td><td>₹16 per Sq. Mtr.</td></tr>
<tr><td>Security Deposit, (Refundable without interest)</td><td>₹20 Sq. Mtr.</td></tr>
<tr><td>Labour Cess</td><td>1% of Construction cost calculated based on Annual Statement of Rates for construction fixed by IGR, Govt. of Maharashtra</td></tr>
<tr><td>Fire C Emergency Services</td><td>0.75% of Construction rate as per Annual Statement of Rates on built up area</td></tr>
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</td></tr>
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Note: All other terms and conditions will be applicable as per prevailing Policy Guidelines for Land Management (PGLM) 2015.

The aforesaid Estate Related Scale of Rates will be valid for 5 Years from the Effective Date of Implementation of the same.

उन्मेष शरद वाघ, आई. आर. एस.
UNMESH SHARAD WAGH, I.R.S.,
अध्यक्ष / Chairman, JNPA.

ANNEXURE I

The Fee for advertisement hoarding and signage shall be calculated as per the following method:

- **Total License Fee = Area of Hoarding × (Base License fee × All applicable premiums)**
- In case of Hoarding/ Signage on Public Property/ JNPA land, the Ground Rent shall be added to the Total License Fee.
- The Development Permission Scrutiny Fee shall be payable over and above the License fee for processing of the application for hoarding/ signage in JNPA SEZ
- The Security Deposit shall be payable by the applicant, prior to installation of the signage.

Base Fees

SR. No.	CATEGORY	SUB-CATEGORY	BASE LICENSE FEE (₹/SQ.MTR./ ANNUM)
1.	Large-Format Advertisement *(Area > 15 Sq.m. subject to maximum 22.5 Sq.m.)*	Hoardings, Unipole, Media Screens	500
2.	Medium-Format *(Area from 5 Sq.m. to 15 Sq.m.)*	Minipole, Hoardings, Media Screens	500
		Advertisement Kiosks	
3.	Small-Format Advertisement *(Area upto 5 Sq.m.)*	Pole Kiosks	500
		Advertisement Kiosks	
4.	Moving Transit Advertisement (Motorable)	Public Transit	1000
		Private Transit	
5.	Advertisement on Transit Stops	Bus Stops /Bi-cycle docking stations	500
6.	Advertisement on Shops	Shutters Door, walls C windows	
7.	Advertisement on Street Furniture C Signages	Dustbins, Benches, etc.	
		Directional Signage	
		Information Board	
8.	Aerial Advertisements	Ad Balloons	2000 *(Per Ad per week)*
9.	Temporary Advertisements	Ad Boards/ Flex/ Vinyl/ Cloth Banners/ Posters etc.	250 *(per sq.m. per month)*

a) Road Premium:

SR. No.	ZONE	TYPE OF ROAD	PREMIUM FACTOR
1.	R1	Roads of 18 m width and lesser width	1.00
2.	R2	Roads of 24 m width and 30 m width	1.25
3.	R3	Majors Roads of 45 m width and 60 m width	1.50

b) Central Divider Premium:

If the Advertisement Device is located on the Central Median or divider of any road then a Premium factor of 1.2 shall be applicable.

c) Illumination Premiums:

SR. No.	TYPE OF SIGNAGE	PREMIUM FACTOR
1.	Non-illuminated	1.00
2.	Front lit, Bottom lit or Back lit	1.20
3.	Electronic, LED or Digital Display	1.50

Other Conditions :

(i) For Large, Medium and Small Format Advertisement, ground rent shall be charged on the basis of display area of the advertisement as per the Lease Rental of JNPA land as per Estate Scale of Rates of JNPA published in State Gazette with annual escalation of 2% p.a.

(ii) Ground rent will not be applicable to Advertising on moving transit and Advertisement on shops.

(iii) A person/company applying for permission to advertise within JNPA shall pay scrutiny fees of Rs.16/per Sq.Mtr. or part thereof with minimum of Rs.1000.

(iv) A person/company applying for permission to advertise shall also pay interest free Security Deposit of 6 months of total applicable fee. The same shall be forfeited if conditions pertaining to permission for advertising are not fulfilled. Security Deposit will be refunded without interest at end of license fee period. No Security Deposit will be payable for hoarding on leased plots.

ON BEHALF OF GOVERNMENT PRINTING, STATIONERY AND PUBLICATION, PRINTED AND PUBLISHED BY DIRECTOR, RUPENDRA DINESH MORE, PRINTED AT GOVERNMENT CENTRAL PRESS, 21-A, NETAJI SUBHASH ROAD, CHARNI ROAD, MUMBAI 400 004 AND PUBLISHED AT DIRECTORATE OF GOVERNMENT PRINTING, STATIONERY AND PUBLICATIONS, 21-A, NETAJI SUBHASH ROAD, CHARNI ROAD, MUMBAI 400 004. EDITOR : DIRECTOR, RUPENDRA DINESH MORE.